32 Tiffany Gardens
East Hunsbury
NORTHAMPTON
NN4 0TJ

£435,000

HORTS

- THREE/FOUR BEDROOM DETACHED
- IMMACULATE CONDITION
- REFITTED KITCHEN/DINER
- MATURE LANDSCAPED GARDENS
- DOUBLE GARAGE
- QUIET CUL-DE-SAC
- LARGE PLOT
- REFITTED EN-SUITE TO BEDROOM ONE
- MULTIPLE OFF ROAD PARKING
- ENERGY EFFICIENCY RATING TBC

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk

naea | propertymark PROTECTED

The Property Ombudsman

PERSONAL • PROFESSIONAL • PROACTIVE

A stunning three/four bedroom property situated on a good sized plot and located on a cul-de-sac within this most desirable of areas in East Hunsbury. Offered to market in immaculate condition and greatly enhanced by the current owners to include refitted kitchen/diner, refitted en-suite to bedroom one, refitted utility and refitted downstairs cloakroom. This family friendly property is currently configured as a three bedroom but can easily revert to it's original four bedroom layout if desired. Additional features include mature and landscaped front and rear gardens, UPVC windows and doors, a double garage alongside multiple off road parking. Early viewing is advised on this lovely home which comprises in brief, entrance hall, lounge with bay, refitted kitchen/diner, refitted utility, refitted downstairs cloakroom and large conservatory. The first floor offers three double bedrooms with built-in storage in each, refitted en-suite to bedroom one and a family bathroom. Externally the property benefits from mature and landscaped front and rear gardens on a larger than average plot, an external office with power and light connection, a double garage and multiple off road parking.

Entrance Hall
Enter via obscure double glazed composite door, stairs to first floor landing, door to;

Lounge
16'0" max into bay x 12'1" (4.89 max into bay x 3.70)
UPVC double glazed bay window to front, feature electric fire with surround, ceiling coving, TV point, door to kitchen/diner.

Kitchen/Diner
19'7" x 9'6" (5.97 x 2.90)
Completely refitted open plan kitchen/diner to featuring UPVC double glazed window to rear aspect, UPVC French doors with wing windows through to conservatory, modern, contemporary soft touch wall and base mounted units with drawers incorporating clever storage features, integrated Bosch oven and induction hob, integrated microwave, Corian work surfaces with drainer and splash backs, ceiling spot lights, LVT flooring, under stairs storage cupboard, open plan to utility.

Utility
4'10" x 4'9" (1.48 x 1.45)
UPVC quarter panel double glazed door to rear garden, completely refitted to include wall and base mounted units, Corian work surface with drainer and splash backs, ceiling spotlights, space/plumbing for washing machine, LVT flooring.

Downstairs Cloakroom
4'6" x 3'0" (1.38 x 0.93)
Obscure UPVC double glazed window to side aspect, completely refitted to include low level W/C, wash hand basin with storage under, mosaic tiled splash backs, LVT flooring, ceiling spot lights.

Conservatory
15'5" x 10'9" (4.70 x 3.3)
Dwarf brick wall housing UPVC double glazed windows and French doors to rear garden, wood effect laminate flooring, power connected.

First Floor

Landing
Loft hatch leading to boarded and insulated loft space, ceiling smoke alarms, doors to;

Bedroom One
17'0" max x 9'4" (5.20 max x 2.86)
Two UPVC double glazed windows to front aspect, TV point, one integrated double mirrored wardrobe, two integrated double wooden wardrobes.

En-Suite To Bedroom One
6'8" x 4'6" (2.04 x 1.38)
Completely refitted to include double shower with Amazon rainfall feature, floor to ceiling tiled splash backs, pedestal wash hand basin with close coupled W/C, tiled flooring, ceiling spot lights, chrome wall mounted heated towel rail.

Bedroom Two
12'0" x 10'11" (3.68 x 3.35)
Two UPVC double glazed windows to rear aspect, built-in treble wardrobe. This room currently set up as one larger bedroom but can be easily converted back to original two bedroom format.

Bedroom Three
11'6" x 9'1" (3.53 x 2.79)
UPVC double glazed window to rear aspect, integrated double wooden wardrobe.

Family Bathroom
8'1" max x 6'10" (2.48 max x 2.09)
Obscure UPVC to side aspect, white suite comprising of panel bath with shower over, low level W/C, pedestal wash hand basin with storage under, roll top surfaces with storage under, tiled splash backs, airing cupboard.

Externally

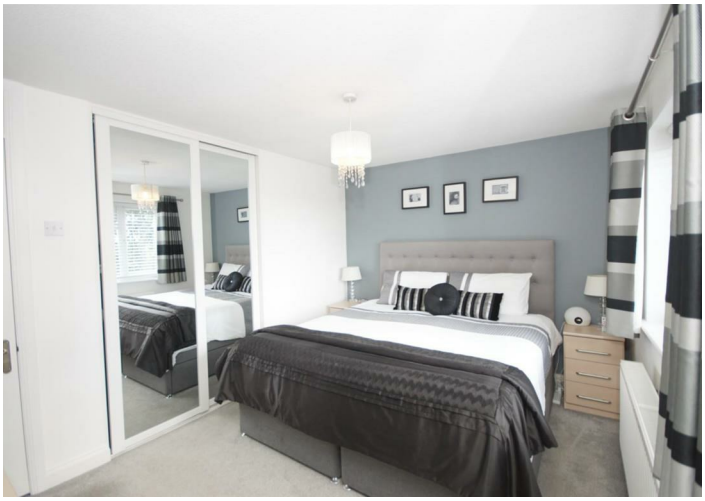
External Office
8'8" x 5'9" (2.66 x 1.76)
Power and light connected set on a solid concrete plinth, incorporating sheltered BBQ area with external lighting, glazed window and fully insulated.

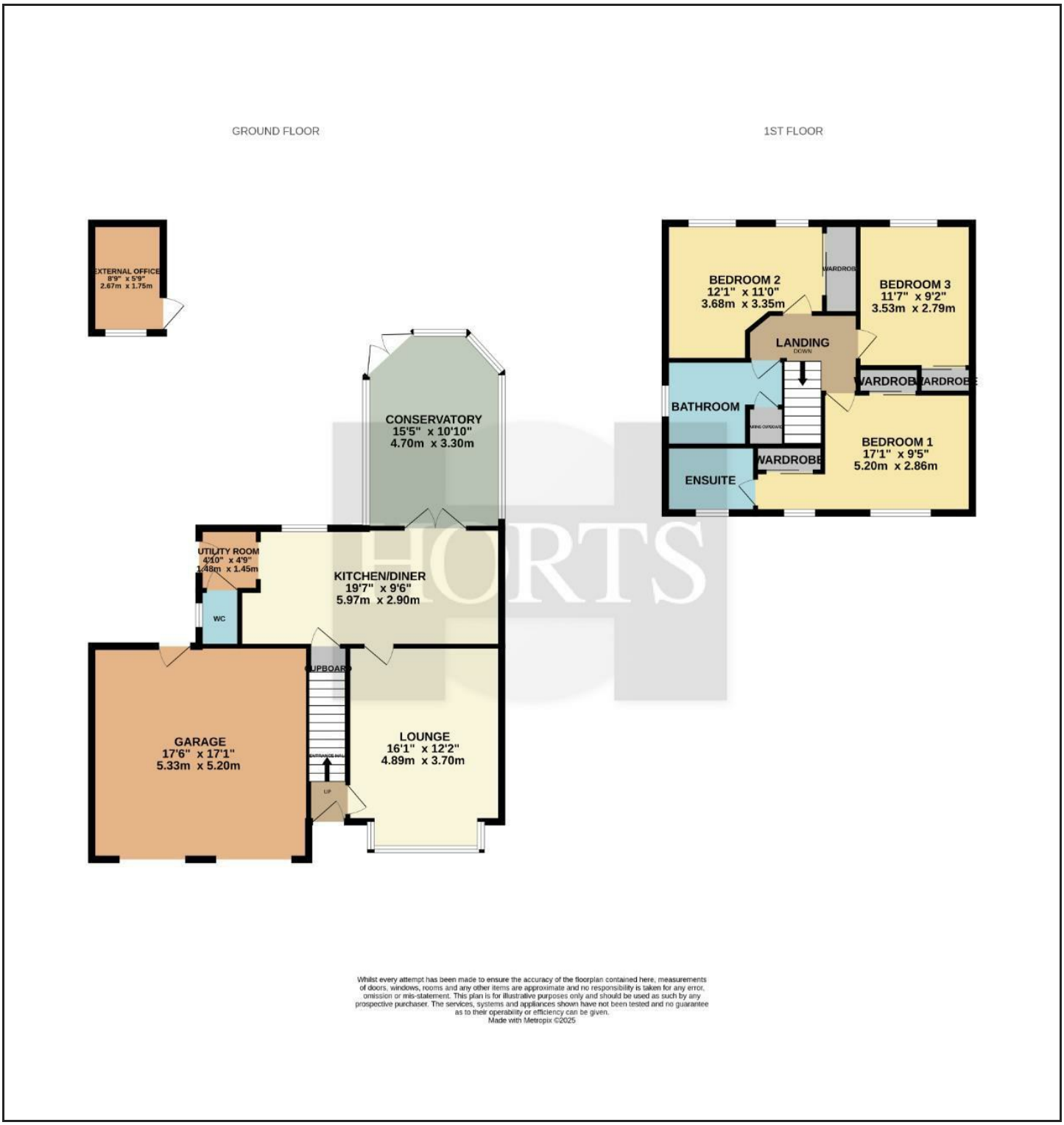
Rear Garden
Mature and beautifully landscaped private rear garden, laid to lawn, circular patterned patio area, further raised patio area adjacent to pond and sheltered by established hedgerow, established plants, shrubs and rose bushes, raised borders, fully surrounded by wooden panel fencing, wooden side gate to front access, door into double garage.

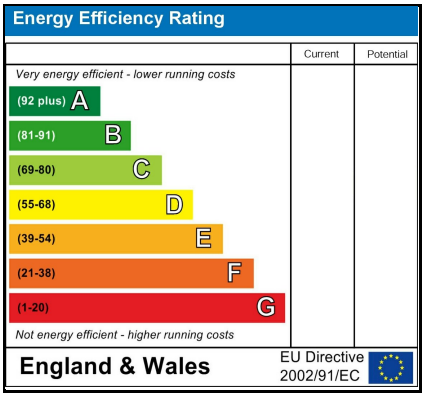
Front Garden
Mature, established and landscaped front garden, incorporating plants, shrubs, bushes and trees, decorative stones, external lighting, driveway with off road parking for up to four vehicles.

Double Garage
17'5" x 17'0" (5.33 x 5.20)
Power and light connected, up and over doors.

Agents Notes
West Northamptonshire Council
Council Tax Band D
Energy Efficiency Rating TBC







Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.